



# City of Lowell - Planning Board

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## Planning Board Meeting Minutes

Monday, October 18 6:30 p.m.

City Council Chambers, 2<sup>nd</sup> Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

**Note:** These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)

### Members Present

Thomas Linnehan, Chairman

Gerard Frechette, Vice Chairman

Caleb Cheng, Member

Richard Lockhart, Member

Russell Pandres, Associate Member

### Members Absent

Sinead Gallivan, Associate Member

Robert Malavich, Member

### Others Present

Peter Cutrumbes, Assistant Planner

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A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:30pm.

### I. Minutes for Approval

Motion: September 23, 2021 (continued from October 4 Meeting) meeting minutes approved. Motion by G. Frechette and seconded by R. Lockhart. The vote was unanimous (5-0).

October 4, 2021 meeting minutes approved. Motion by T. Linnehan, seconded by G. Frechette. C. Cheng abstained. The vote was unanimous (4-0-1) with C. Cheng abstaining.

### II. Continued Business

#### Site Plan Review and Special Permit: 545 Broadway Street, 01854

Ernst Dorante has applied to the Planning Board on behalf of Aloisio Ramalho for Site Plan Review and Special Permit approval at 545 Broadway Street. The applicant is seeking to convert an existing warehouse into a twelve (12) unit residential building. The property is in the Urban Mixed Use (UMU) zoning district. The proposal requires Special Permit and Site Plan Review approval from the Planning Board to create more than three (3) dwelling units, Variance approval from the Zoning Board for relief

from dimensional and off-street parking requirements, and for any other relief required of the Lowell Zoning Ordinance.

On Behalf: Ernst Dorante, the engineer for the project, summarized the additions to the plan since their last hearing. This includes landscaping, parking dimensions, and sidewalk clearance information.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion: T. Linnehan asked the applicant to confirm that they will adhere to the Engineering Department's comments, to which E. Dorante agreed. R. Lockhart inquired about the exterior lighting. C. Cheng asked if they will work with the GLRWWU to obtain a Stormwater Permit, to which E. Dorante agreed. G. Frechette asked if they are going to install car share spots, and if they are keeping the street trees. E. Dorante answered that they are not.

Motion: Motion to approve the Special Permit with conditions by G. Frechette, seconded by R. Lockhart. The vote was unanimous (5-0).

- The applicant will obtain a Stormwater Permit from GLRWWU
- The applicant will ensure that the sidewalks are ADA compliant
- The applicant will adhere to the City's requirements for on site lighting

Motion to approve the Site Plan with the same conditions. Motion made by T. Linnehan, seconded by G. Frechette. The vote was unanimous (5-0).

### **III. New Business**

#### **Site Plan Review: 445 Broadway Street, 01854**

Common Ground Development Corp. has applied to the Lowell Planning Board for Site Plan Review to redevelop an existing gravel parking area to construct a sixteen (16) space parking lot at 445 Broadway Street. The property is located in the UMU zoning district and requires Site Plan Review under Section 11.4.2(3) to construct a new parking area greater than 4,000 sq. ft.

On Behalf: Attorney George Theodorou represented the applicant. He summarized the project and the meetings that they have had with the GLRWWU. Jared Conway, the Engineer for the project from the firm of Stamski and McNary, discussed the Site Plan. Steve Joncas, an executive for Common Ground Development, was also in attendance to speak briefly.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion: G. Frechette recused himself from the vote. R. Lockhart asked if they are planning on screening the lot, to which George Theodorou confirmed. C. Cheng inquired about the parking dimensions and if there is enough of a turning radius to prevent cars from having to back out onto Broadway Street. JC said there are 20 feet between spaces, to which C. Cheng suggested eliminating a parking space to create a turn around area. RP asked if they will be decreasing the amount of pervious surface, to which GT replied no. T. Linnehan asked if the applicant believes this project will change traffic patterns, to which GT also replied no.

Motion: Motion to approve the Site Plan with conditions by C. Cheng, seconded by R. Lockhart. Vote was unanimous, (4-0-1), with G. Frechette abstaining from the vote:

1. The applicant will obtain a Stormwater Permit from the GLRWWU
2. In order to prevent drivers from backing out onto Broadway Street, the applicant will alter one (1) parking spot to be designated as a turn-around spot

**Site Plan Review and Special Permit: 62 Gorham Street, 01852**

62 Gorham LLC has applied to the Lowell Planning Board and Lowell Zoning Board for Site Plan Review, Special Permit, and Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces totaling approximately 2,000 sq. ft., and five (5) townhouse-style residential units on the second and third floors. The property is in the UMU zoning district and requires Site Plan Review from the Planning Board under Section 11.4(2) to construct more than three dwelling units, Special Permit approval under Section 6.1.6 to reduce the parking requirement by 50%, and Special Permit approval under Article XII for the use. The proposal also requires Variance approval under Section 6.1 from the Zoning Board of Appeals for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

On Behalf: John Geary, the applicant's lawyer, summarized the project. Hooshmand Ashfar, the Engineer, discussed the Site Plan. Leo Monteiro, the developer, presented the elevations.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion: G. Frechette recused himself from the vote due to his employer's status as an abutter to this project. C. Cheng inquired about requiring a transportation management plan. RP asked about requiring

landlords who seek the lower parking requirement Special Permit to provide alternative transit info to their residents. All voting Board members expressed satisfaction with the project.

Motion: Motion to approve the Special Permit under Section 6.1.6 with conditions by T. Linnehan, seconded by C. Cheng. Vote was unanimous (4-0-1), with G. Frechette abstaining:

1. The applicant will submit a Transportation Management Plan to be approved by DPD
2. The applicant will obtain a Stormwater Permit from the GLRWWU

Motion to approve the Special Permit under Article XII with the same conditions, by T. Linnehan, seconded by C. Cheng. Vote was unanimous (4-0-1), with G. Frechette abstaining.

Motion to approve the Site Plan with conditions by R. Lockhart, seconded by T. Linnehan. Vote was unanimous (4-0-1) with G. Frechette abstaining.

1. The applicant will work with the Historic Board to approve outside lighting and exterior materials
2. The applicant will repair the sidewalk and wheelchair ramp
3. The applicant will submit a Transportation Management Plan to be approved by DPD
4. The applicant will obtain a Stormwater Permit from the GLRWWU

**Site Plan Review and Special Permit: 80 Gorham Street, 01852**

New Gorham LLC has applied to the Lowell Planning Board and Lowell Zoning Board for Site Plan Review, Special Permit, and Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces and twelve (12) residential units. The property is in the UMU zoning district and requires Site Plan Review from the Planning Board under Section 11.4(2) to construct more than three dwelling units, Special Permit approval under Section 6.1.6 to reduce the parking requirement by 50%, and Special Permit approval under Article XII for the use. The proposal also requires Variance approval under Section 6.1 from the Zoning Board of Appeals for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

On Behalf: John Geary, the applicant's lawyer, summarized the project. Hooshmand Ashfar, the Engineer, discussed the Site Plan. Leo Monetiro, the developer, presented the elevations.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion: G. Frechette recused himself from the vote due to his employer's status as an abutter to this project. C. Cheng asked for updated plans that acknowledge the comments from the Engineering Department as conditions. RP asked about where plowed snow will be stored in the winter. LM answered that the plan is to store it on the back edge of the property. RP also inquired about

maintaining the alleyways, to which LM agreed. RP lastly asked about green space/balconies/patios, to which LM described the plans for these features.

Motion: Motion to approve w/ conditions the Special Permit under Section 6.1 by T. Linnehan, seconded by R. Lockhart. The vote was unanimous (4-0-1) with G. Frechette abstaining:

1. The applicant will submit a Transportation Management Plan to be approved by DPD
2. The applicant will ensure the new sidewalks meet ADA standards
3. The applicant will obtain a Stormwater Permit
4. The applicant will address the comments submitted by the City of Lowell Engineering Department on October 12, 2021

Motion to approve w/ same conditions the Special Permit under Article XII by T. Linnehan, seconded by C. Cheng. The vote was unanimous (4-0-1) with G. Frechette abstaining.

Motion to approve w/ same conditions the Site Plan by T. Linnehan, seconded by R. Lockhart. The vote was unanimous (4-0-1) with G. Frechette abstaining.

#### **IV. Other Business**

#### **V. Notices**

#### **VI. Further Comments from Planning Board Members**

#### **VII. Adjournment**

Motion: Motion to adjourn by G. Frechette, seconded by R. Lockhart. The vote was unanimous (5-0). The meeting adjourned at 8:46 PM.